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**Z-2480**  
**CITATION HOMES, INC.**  
**R1 TO GB**

**STAFF REPORT**  
**January 12, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the owner and represented by attorney Joe Bumbleburg, is requesting the rezoning of 20.623 acres from R1 to GB. The site is located on the west side of McCormick Road directly north of Wake Robin Estates Subdivision, Wabash 11(N1/2) 23-5. Also on this same agenda, petitioner is requesting R3 zoning for land immediately to the north across the Cumberland extension (Z-2479).

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps show this property and surrounding land as always having been zoned R1. The most recent rezone in the area was approved last September for nearly 20 acres just east of the subject property from R1 to GB (Z-2461).

**AREA LAND USE PATTERNS:**

The 20 acres in this request are currently in row crop production. Wake Robin Estates, a single-family subdivision, borders to the south. East, across the planned path for US 231, a church has been recently completed.

**TRAFFIC AND TRANSPORTATION:**

The property in this request currently has frontage along McCormick Road but once US 231 and Cumberland are built the site will be located at the southern corner of this intersection. Conversations with the Highway Department confirm that plans for Cumberland Avenue will include a driveway cut; owners will need to coordinate driveway permits with this department.

Wake Robin Subdivision, adjacent to the south, has a stub street (Bobolink) that ends at this property at its southwest corner. This stub should be extended with sidewalks to connect with Cumberland which is only about 60' to the north.

According to INDOT, the state is building a trail along the west side of US 231 that will connect to Wake Robin Estates. That trail will connect to sidewalks on Yeoman Drive on the east side of the subdivision.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Indiana American Water and American Suburban Utilities serve the area; a Type C bufferyard 20' wide is required where GB abuts R1 zoning to the south and southeast.

**STAFF COMMENTS:**

With the route of US 231 and Cumberland firmly decided and construction beginning later this year, this area of Wabash Township is taking shape and development patterns are emerging. Staff believes the intersection of Cumberland and 231 should be a commercial/non-residential node. In fact, last year we supported a GB rezone on the southeast corner of this proposed intersection for the new Connection Point Church (formerly Bethel Christian Life Center).

Staff's recommendation was based on the US 52 Corridor Study. Though not adopted by any jurisdiction, it is an up-to-date tool used to guide staff in planning decisions. The land use proposal, consistent with staff's long held position, shows a commercial future at the intersection of Cumberland and US 231. That GB rezone request was easily supportable since it was surrounded by undeveloped property; however that is not the case for this site.

Staff has concern about the intensity of the zone requested and its proximity to Wake Robin Estates Subdivision. NB zoning would still allow many of the same uses that GB allows, but the uses would be the type more convenient to nearby residences. Also, NB would better protect them by limiting the uses, outdoor storage and square footage of allowable commercial developments. If petitioner amends the application to NB zoning, staff can support the request, but GB zoning sandwiched between Cumberland and Wake Robin Estates provides little protection for the adjacent single-family neighborhood.

**STAFF RECOMMENDATION:**

Denial